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PROPOSED WORKS TO CONSTRUCT A SINGLE STOREY EXTENSION TO THE REAR OF THE EXISTING DWELLING

AT

2 ELM TREE WAY, BRANDESBURTON, DRIFFIELD,
EAST YORKSHIRE, YO25 8RF

FOR

MR & MRS CADWALLADER

2072/DAS

DESIGN & ACCESS STATEMENT

E.R.Y.C. PLANNING APPLICATION REFERENCE NUMBER DC/21/01054/PLF,
PLANNING PORTAL REFERENCE NUMBER PP-09527899.

To be read in full accordance with the following appended drawings, as scheduled below:

2020/72/01A (01.02.21)	Ground Floor Plan as Existing	scale 1:100 @ A3
2020/72/02A (16.03.21)	First Floor Plan as Existing	scale 1:100 @ A3
2020/72/03A (16.03.21)	South & West Elevations & Section as Existing	scale 1:100 @ A3
2020/72/04 (01.02.21)	Site & Roof Plan as Existing	scale 1:200 @ A3
2020/72/05 (01.02.21)	North & East Elevations as Existing	scale 1:100 @ A3
2020/72/06A (16.03.21)	Ground Floor Plan as Proposed	scale 1:100 @ A3
2020/72/07A (16.03.21)	First Floor Plan as Proposed	scale 1:100 @ A3
2020/72/08B (18.03.21)	South & West Elevations as Proposed	scale 1:100 @ A3
2020/72/09A (16.03.21)	Site & Roof Plan as Proposed	scale 1:200 @ A3
2020/72/10B (18.03.21)	East Elevation & Section as Proposed	scale 1:100 @ A3
2020/72/11A (14.03.21)	Location Plan	scale 1:1,250 @ A3



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Dated – Thursday, 18th March 2021

This document and all scheduled drawings supersede all previously issued documentation

SAMUEL KENDALL ASSOCIATES LTD - CHARTERED ARCHITECT - ARCHITECTURAL TECHNOLOGIST – PRINCIPAL DESIGNER (CDM) - SURVEYOR

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PLANNING APPLICATION REFERENCE NUMBER 21/01054/PLF (PLANNING PORTAL REFERENCE NUMBER PP-09527889) – PROPOSED WORKS TO CONSTRUCT A SINGLE STOREY EXTENSION TO THE REAR OF THE EXISTING DWELLING AT 2 ELM TREE WAY, BRANDESBURTON, DRIFFIELD, EAST YORKSHIRE, YO25 8RF

INTRODUCTION

We have been engaged by Mr & Mrs Cadwallader to provide Professional Architectural Services in connection with the preparation of a proposed single storey extension at the rear of their existing dwelling at 2 Elm Tree Way, Brandesburton.

PLANNING STATEMENT

This Planning Application Submission comprises the completed application forms, this explanatory written Design & Access Statement, together with copies of the following scaled design proposal drawings:-

2020/72/01A (01.02.21)	Ground Floor Plan as Existing	scale 1:100 @ A3
2020/72/02A (16.03.21)	First Floor Plan as Existing	scale 1:100 @ A3
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Planning Applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The following planning policies and guidance are considered to be of most relevance to this planning application.

National Planning Policy Framework (NPPF) 2019 - Initially adopted on 27th March 2012, it has been updated and rewritten in part and was recently published in its revised format on 24th July 2018. The NPPF (paragraphs 11-15) sets out a presumption in favour of sustainable development.

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In respect of decision making, this means that development proposals that accord with the Development Plan should be approved without delay and where the Development Plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of so doing would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF, or specific policies within the NPPF indicate that development should be restricted.

The NPPF sets out the core planning principles and states that planning practice should proactively drive and support sustainable economic development to deliver homes and businesses, not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve development.

The following Core Planning Principles of the NPPF are applicable to this development proposal:-

Part 1. Building a strong, competitive economy.

Part 7. Requiring Good Design.

Paragraph 14 of the NPPF states:-

“At the heart of the National Planning Policy Framework is the presumption in favour of sustainable development which should be seen as the Golden Thread running through both plan making and decision taking”.

It further states:

...approving development proposals that accord with the Development Plan without delay...”

Paragraphs 186 & 187 of the NPPF states:

“should approach decision-taking in a positive way to foster the delivery of sustainable development ... look for solutions rather than problems and ...seek to approve applications for sustainable development where possible.

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The Development Plan - East Riding Local Plan - Strategy Document (ERLP SD) (April 2016)

The following Planning Policies are applicable to this development proposal:-

Policy S1 – Presumption in favour of sustainable development

Policy S3 – Focussing Development

Policy H1 – Providing a mix of housing and meeting needs

ENV1 - Integrating High Quality Design

ENV6 - Managing Environmental Hazards

East Riding of Yorkshire Council's Householder Design Guide

The East Riding of Yorkshire Council has adopted a new Local Plan which supersedes all the existing Local Plans throughout the whole of the East Riding of Yorkshire Council jurisdiction. The Council utilises this Local Plan in regard to the provisions of this Local Plan by the Council for development management purposes.

Residential development that is commensurate with the scale, role and character of the village will be supported through sub-section G. The construction of a replacement residential dwelling in this location on this established residential site and is therefore deemed to be acceptable.

The design positively addresses the site's orientation and setting to advantage to maximise upon the benefits of passive solar design techniques in harvesting solar gain in the tempering of the dwelling's internal environment, thereby reducing reliance upon the use of fossil fuels to temper the internal environment.

This proposed remodelled and extended private residential dwelling has been designed to fully accord with all applicable planning policies and guidance, further increasing the sustainability of this established residential location, benefitting from its proximity within Brandesburton and its associated amenities and well connected to public transport provision.

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Design & Access

The existing dwelling is the family home of Mr & Mrs Cadwallader and as such it is their intention to retain occupation of this extended and remodelled dwelling, following the completion of this proposed building work.

Lead by ARB-Registered (055134A) RIBA Chartered Architect (6160179), Stephen N Samuel as Managing Director, Samuel Kendall Associates, a fully PII insured, Registered & Chartered Architects (1843970) Practice, now well into its third decade of offering independent architectural service, Samuel Kendall Associates have an enviable track record of architectural design with a driving focus on the principles of Low Carbon Design. Following a five year programme of prescribed study at DeMontfort University, Leicester, Stephen then enrolled in 1987 and attended the world famous Rensselaer Polytechnic Institute, Troy, New York, USA to undertake further post graduate study in “Passive Solar Building Design”.

This area of study explored and encouraged the use of the elements of a building to collectively be utilised to best take advantage of orientation and local climate, utilising glazing, thermal mass, mass insulation and shading in the composition of a building that minimises its reliance upon carbon fuelled devices to temper the internal environment.

This specialist expertise has been developed by Samuel Kendall Associates over the last 25 years or so to also encompass the use of mechanical ventilation with heat recovery, solar photovoltaics, solar hot water, ground & air source heat pumps and airtightness technology to expand the opportunity of not only developing a Carbon Neutral building format completely independently of fossil fuel based resources, but in recent years taking this a step further into the realms of buildings becoming solar power stations, exporting their surplus energy to the National Grid.

Recent examples of such projects recently completed by Samuel Kendall Associates can be viewed on their website, www.samuelkendall.co.uk.

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Residential Amenity

This will be carefully designed to protect and indeed enhance the amenity of the current residents and future occupiers of both the retained and extended dwelling and the adjoining neighbouring properties to the south. Other existing residences abutting this residential development site are all positioned some considerable distance from this existing dwelling and care has been taken to actually improve the amenity of all surrounding dwellings and their setting.

DESIGN & ACCESS STATEMENT

It is the applicants intent to extend and remodel as illustrated. The addition of this extension will enable the existing ground floor dining and kitchen area to be remodelled to create an open plan kitchen dining dayroom area, enabling both the existing dwelling and principal extension to benefit from passive solar gain, orientated as illustrated to also relate better to their private formal garden area, whilst respecting the amenity of their surrounding neighbours.

We have designed this proposed extension to benefit from a principal southern orientation to more powerfully enable the remodelled and extended internal living spaces to relate more strongly with their private south-western rear garden area through the “blurring” of the interface between inside and outside.

Therefore a new portion of the extended dwelling, built in matching facing brickwork walling materials to complement the existing dwelling. A triple glazed self-cleaning solar control glazed lantern rooflight will illuminate this extended and remodelled dwelling.

The intent of this design is to therefore to extend and partially remodel this existing dwelling to cater for their developing residential requirements for a more informal living/dining experience. These sympathetic and contextual design proposals are composed to complement the existing dwelling, its setting and are designed to enhance the residential use of this site.

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PLANTING & LANDSCAPING

No additional indigenous planting is proposed, given the proliferation of existing mature soft landscaping, which is to be retained as existing. The potential visual impact will be minimal, the site being wholly screened from the public domain by existing buildings, fences and soft planting.

The existing mature tree within the private rear garden on site is to be fully protected for the duration of the construction phase on site in full accordance with good building practice and all applicable British Standards inclusive of BS.5837:2005 (copy appended) appertaining to same. All relevant works identified in the appended British Standard 5837 must be implemented, the requisite protection works being implemented prior to any construction works on site and retained until Practical Completion of the Building Works is achieved.

All foul waste is already well catered for by being discharged to the existing foul waste system servicing the site, as illustrated. All rainwater discharge will be discharged via an existing surface water drainage system currently serving this dwelling.

FLOOD RISK ASSESSMENT

Having consulted the Environment Agency's website to ascertain the site's flood risk, we can confirm that the application site is not located in a flood zone and no specific flood risk assessment is supplied as it is not required.

DESIGN & MATERIALS

This design proposal has been professionally designed by a fully qualified and well experienced Chartered Architect (of 43 years+ experience) to harmoniously integrate and be complementary to the existing setting, without any loss of amenity.

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WELL INTEGRATED DESIGN SOLUTION

In preparing the design for this proposed scheme, professional decisions have been made to ensure a full aesthetic integration into the fabric of this setting. This application site enjoys the benefit of being sheltered from all sides by timber fencing and well-established, mature soft landscaping comprising trees and shrubbery and the careful siting of this proposed rear extension minimises the potential visual impact upon the site, its setting and adjoining properties.

It comprises a small-scale, wholly sustainable extension, only requires to be submitted for formal Planning Permission given all permitted development rights were taken away from this residential redevelopment site when initially approved for development and therefore fully accords with the National Planning Policy Framework and the Local Development Plan.

SUMMARY

This planning application comprises a low embedded carbon, small-scale residential development proposal. The principal of extending an existing dwelling in a sustainable, sympathetic, contextual manner is considered to be supported by applicable Local Plan Policies and the revised and updated Policies of the NPPF (revised 24th July 2018). It offers a sustainable contribution to the existing residential dwelling in the well-established residential setting and will further support the local economy in a sustainable manner.

These design proposals cause no unacceptable harm or any unacceptable visual intrusion and will not be detrimental to the character or setting in this locality. This design proposal has been carefully considered and is considered to be entirely acceptable. This application accords with both the adopted National and Local Plan Policies, are genuinely small scale and wholly sustainable in nature. It represents a highly sustainable form of development in a highly sustainable location.

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BENEFITS

- Professionally designed, sensitive and sympathetic extension, respecting its setting;
- Use of natural, locally sourced matching and complimentary building materials;
- Ultra-high performance building and insulation package offering ultra-low demand for heating and cooling;
- No loss of amenity to the surrounding residential dwellings.

We trust the enclosed information provided within this Design & Access Statement will form a material part of this Full Planning Application Submission, enabling it to be approved without delay in accordance with the National Planning Policy Framework, but should you require any further supplementary information, please do not hesitate to contact us.

This Design and Access Statement is prepared as part of this particular Full Planning Application submission, Planning Application reference number DC/20/01054/PLF, (Planning Portal reference number **PP-09527899**) by:-

Signed *Stephen N Samuel*

Stephen N Samuel HND(ArchTech) BA(Hons) DipArch(Leics) ARB(RegArch) RIBA

Chartered Architect - Architectural Technologist - Principal Designer (CDM) - Surveyor – Adjudicator (RIBA)

for and on behalf of Samuel Kendall Associates Limited.

Dated: **Thursday, 18th March 2021**

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